



Arnold Dobson House, London, SE15

GP £500,000 - £550,000 *Leasehold*



Guide Price: £500,000 - £550,000

A well-presented three-bedroom first floor flat with off street parking, a private garden, excellent proportions and practical living space, ideally positioned on the ever-desirable and attractive St Mary's Road, SE15, just a two-minute walk from Queen's Road (Peckham) station, providing excellent connections with London Bridge only two stops away.

KEY FEATURES

- Leasehold
- Three Bedrooms
- Private Garden
- Off-Street Parking
- Bright Throughout
- Bathroom & Separate WC
- Excellent Transport Links



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Extending to approximately 807 sq. ft., this attractive home offers bright and well-balanced accommodation throughout, enhanced by large, double-glazed windows that flood the property with natural light. The flat comprises three spacious double bedrooms, a good-sized reception room, a fully fitted kitchen with space for dining, a bathroom and the added convenience of a separate WC. The layout is both practical and versatile, making it well suited to families, first-time buyers, professionals and investors alike.

Further enhancing its appeal is the private garden, providing valuable outdoor space for relaxing, entertaining or gardening, together with the benefit of off-street parking. Ideally located within easy reach of local amenities, excellent transport links and the many attractions of the surrounding area, this spacious South East London home combines generous room sizes, everyday functionality and an enviable residential setting on one of the area's most desirable roads.

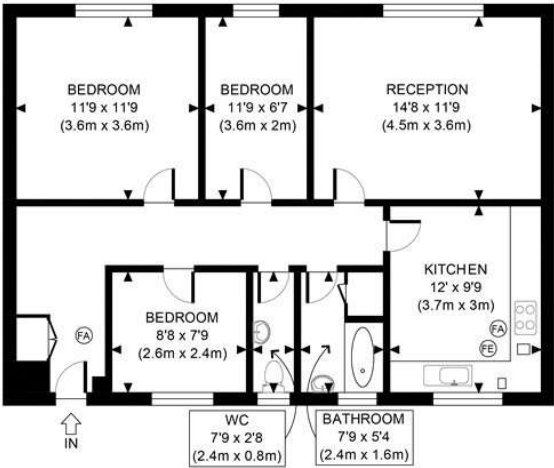


MATERIAL INFO

Tenure: Leasehold
Term: 88 year and 11 months
Service Charge: £2000 per annum
Ground Rent: £ 10 Annually
Council Tax Band: C
EPC rating: B

Flat 4 Arnold Dobson House,
St Mary's Road
London
SE15 2EG

Key	Description
FE	Fire Extinguisher
FA	Fire Alarm



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 818 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 818 SQ FT / 76 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/11/20
	photoplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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